



Total area: approx. 1551.4 sq. feet
Sketch Plan For Illustrative Purposes Only. All measurements of walls, doors, windows, fittings, and appliances including their sizes and location are shown conventionally and are approximate only. This cannot be regarded as being a representation either by the Seller, his Agent or DY Energy Assessors.
Plan produced using PlanUp.

Meltham Road, Netherton, Huddersfield



BOULTONS

54 JOHN WILLIAM STREET
HUDDERSFIELD
HD1 1ER
01484 515029



373 Meltham Road
Netherton, Huddersfield, HD4 7EL

Auction Guide £275,000



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+++ ONLINE AUCTION ++ UNDER COMMON AUCTION RULES ++ OPEN TO BID FOR 24 HOURS FROM THE 7TH OF AUGUST +++ VISIT OUR WEBSITE TO REGISTER +++

Prominently located on the edge the charming village of Netherton, on the road into Meltham and its amenities, is this mature detached bungalow which presents a unique opportunity for those seeking a substantial plot with immense potential. The existing arrangements are set on a large, landscaped and established plot, which includes an area of long established woodland.

This property is particularly appealing for those interested in development, as it holds the potential for further enhancement/remodelling, extension and or demolition and erection of a new property or properties, subject to the necessary planning permissions. The expansive grounds (CIRCA 1.5 ACRES) provide ample space whether you envision a family home with extensive gardens or a more ambitious development project.

The location is highly sought after with beautiful surrounding countryside and thriving villages on your door step, including well regarded schooling making it an ideal choice for families. With far-reaching views this property offers a perfect blend of rural charm and accessibility to local amenities.

As this property is being offered through an online auction under common auction conditions, we recommend you register on our website and inspect the legal pack full, but for now call and book your viewing to fall in love with the possibilities on offer.

ACCOMMODATION

ENTRANCE VESTIBULE

5'6" x 4'9"

Accessed via a uPVC door with double glazed and leaded window panels to the side and above the door, tiled floor covering and a traditionally styled internal door leading to the reception hall.

RECEPTION HALL

17'0" max x 9'6"

L shaped in design and generously proportioned there is a delft rack on display, a central heating radiator, access to the principle rooms, loft hatch allowing access to the roof void (not inspected at the time of the appraisal).

BOX ROOM/CLOAKS STORAGE

3'3"/246'0" x 2'4"

With cloaks hanging, fuse board

LOUNGE

14'11" x 12'0"

Enjoying stunning views over the mature gardens and surrounding countryside via a uPVC double glazed bow window. The focal point for the room is a gas fire within a traditional surround and there is a central heating radiator and an internal leaded window adjacent to the conservatory and a solid PVCu door leading into the conservatory.

CONSERVATORY/GARDEN ROOM

13'1"/213'3" max x 8'4" maverage

Taking in the aforementioned views, part wall and part uPVC double glazed in construction with a pair of uPVC doors with double glazed inset panels which allow good levels of natural light and providing easy access to the side garden.

KITCHEN

9'10" x 12'1"

Positioned to the rear of the property, taking in the views via a uPVC double glazed window to the rear elevation and additional light is provided by a second uPVC double glazed window positioned to the side elevation. Fitted with traditional pantry style cupboards, drawers and worktops with provision for a gas cooker and plumbing for a washing machine. There is a stainless steel inset sink unit and drainer and part tiled splashbacks. There is also a floor mounted boiler and a solid PVC door gives access to the exterior of the property

BEDROOM 1

13'10" max x 11'10" max

Distant views can be enjoyed via the uPVC double glazed window, range of fitted bedroom furniture and matching cupboards and dresser drawers. There is a central heating radiator and decorative coving.

BEDROOM 2

11'1" x 10'0" to the wardrobes doors (11'11" max)

There is a range of fitted furniture comprising two double robes with cupboard storage over, uPVC double glazed windows to the front elevation and gable end, central heating radiator. There is a period fireplace with a corner chimney breast.

BEDROOM 3

10'8" x 10'11"

Also dual aspect with a uPVC double glazed bow window to the front elevation and a uPVC double glazed window to the gable end. There is a delft rack on display, ceiling rose and a period tiled feature fireplace.

BATHROOM

8'11" max x 5'10" max

Fitted with a pedestal hand wash basin, panel bath with shower over, low flush wc, part tiled splashbacks, cylinder cupboard with storage over and a uPVC double glazed to the gable end with privacy glass inset. To the wet areas there is an aqua board style splashback and there is a central heating radiator and decorative coving.

OUTSIDE

There are extensive well stocked gardens which are terraced and tiered, providing year round colour, scent and detail.

There is provision for parking, two detached single garages to the side, both of which have independent access. The garage closest to the property (kitchen side) has additional outbuilding storage and there is a convenience door leading to and from the garage.

Immediately behind the property is an elevated patio seating areas, steps descending to the rear gardens which include extensive well stock rockeries, planted pockets and borders, lawned areas and the woodland section.

PLEASE TAKE EXTRA CARE WHEN INSPECTING THE GARDENS, WOODLAND AND GROUNDS. NATURE HAS A HABIT OF PROVIDING TRIP HAZARDS, POINTY THINGS AND THINGS THAT CAN STING, BITE OR STAB YOU.

AUCTION INFORMATION

The lot is offered in an online auction which is open to bid on from the 7th of August for 24 hours with closing bids before 12.00 noon on Friday the 8th of August 2025, subject to remaining unsold previously.

Buying at auction is a contractual commitment, you are legally obliged to buy the lot on the terms of the sale memorandum at the price you bid. If you are the successful bidder, you are required to pay the deposit and auction fees immediately. As agent for the seller, we treat any failure to satisfy your obligations as your repudiation of the contract and the seller may then have a claim against you for breach of contract. You must not bid unless you wish to be bound by the common conditions of auction. *Please be aware there may be additional fees payable on top of the final sale price. These include and are not limited to administration charges and buyer's premium fees payable on exchange, and disbursements payable on completion. Please ensure you check the property information page for a list of any relevant additional fees as well as reading the legal pack for any disbursements.*

VISIT OUR WEBSITE TO REGISTER & BID

CONTRACT INFORMATION

We draw your attention to the Special Conditions of Sale within the Legal Pack, referring to other charges in addition to the purchase price which may become payable. Such costs may include Search Fees, reimbursement of Sellers costs and Legal Fees, and Transfer Fees amongst others.

You must register online to inspect the documents prior to bidding.

The completion date as per the Common Auction Conditions online is 20 business days from the fall of the electronic hammer

VIEWING DATES & TIMES

VIEWINGS: At 13.15 on Saturday the 19th, 26th of July and the 2nd of August. Alternative call and ask for an appointment outside of these block appointments.

GUIDE PRICE

*GUIDE PRICE: This is an estimate of the likely range of selling price and is set at the commencement of marketing. The guide price may change during the marketing period. RESERVE PRICE: This is agreed with the Auctioneer prior to the auction and will not be disclosed to the public. The reserve price is the lowest figure at which the property is available for sale at the auction. If the lot is not sold at the auction then the property may be available for sale afterwards at a higher or lower figure. See catalogue for full explanation.

HOLDING FEE

£300 of your holding deposit (THE £5300 HELD PRIOR TO BIDDING) will be used to cover banking costs and DOES NOT contribute towards your deposit.

TENURE

We believe that the property is a freehold interest. Details will be made available online before bidding opens.

COUNCIL TAX

Band E. Kirklees.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC